

Community Preservation Act Committee Proposal Request Form for FY 2016

Date:

Submitting Entity:

Contact Person: Dave Ziomek
Contact Phone: (413) 259-3122
Contact Email: ziomekd@amherstma.gov

CPA funding category

Check all that apply

- ☐ Community Housing
☒ Open Space
☐ Historic Preservation
☐ Recreation

Overview of Proposal: – The Town would like to preserve approximately 31.56+/- acres known as the Hall Properties located off Old Farm Rd. and Kestrel Lane for conservation and public passive recreation purposes. The project includes the acquisition of two properties, approximately 25.6+/- acres that contains the southern portion of Owen's Pond and 6.0 acres along the eastern side of Gull Pond (see attached maps). These properties will complete the protection of Owens Pond and Gull Pond, maintain the health of the Fort River watershed, and increase a contiguous block of preserved land used as a wildlife corridor. The Town has received a Local Acquisitions for Natural Diversity (LAND) grant for \$235,655 towards the purchase of these properties.

Describe how your request meets the CPA criteria:

1. Description of funding needed including:
 - a. Documentation of cost estimates:

Item	Amount
Property acquisition	\$ 330,000.00
Recording fees	\$ 150.00
Title certification	\$ 500.00
Survey	\$ 6,000.00
Conservation Restriction & Monitoring	\$ 5,000.00
Total Cost:	\$ 341,650.00
LAND Grant	\$ 235,655.00
CPA fund request	\$ 105,995.00

- b. Other sources of funding, e.g., grants, self-funding, fund-raising:

The Town has received a LAND grant for \$235,655 towards the purchase of these properties. The Town is also planning to work with abutters on a fundraising campaign to support trail expansion on the property.

- c. Timeline on how CPA funds, if awarded, would be spent including over multiple years:

The Town would like to use CPA funds along with monies from other funding sources to purchase the property between July 1, 2015 and June 30, 2016.

2. Urgency of the Project, if any:

The Town views the purchase of these properties as a rare opportunity to connect ownership of both sides of Owen's Pond and protect its shoreline from private development. Currently the southern portion of the pond and shoreline are part of the 25.6+/- acre parcel (see attached maps) which was approved as a 14 house lot subdivision in 1989 but never built. Although the subdivision is unlikely to be constructed, the property is highly desirable for large estate lot development. Discussions regarding the purchase of the property have been on-going between the Town and the owner for well over a year, and although the owner has been patient, he has indicated he will market the property if the Town does not move forward with the purchase.

3. Estimated timeline from receipt of funds to Project completion:

Approximately one year.

4. Acquisition or preservation of threatened resources:

The properties have significant streams and wetlands with two potential vernal pools, are all part of a medium yield aquifer, and much of it is considered Living Waters Critical Supporting Watershed. The area around Owens Pond is also identified as NHESP Priority and Estimated Habitat for Rare and Endangered Species and Biomap2 Core Habitat. The properties drain directly into the Fort River, located less than a ¼ mile away, which is considered Living Waters Core Habitat. The K.C. Trail, a major regional trail, traverses north-south through the property connecting it to the Fort River and Kiwanis Park to the north and the Rail Trail to the south. The Town has an informal agreement with the current owner to allow the trail to run through this land, preserving this property would keep the K.C. Trail intact.

5. Population(s) to be served by the Project:

Owens Pond, and to a lesser extent, Gull Pond, are widely used natural resource areas. Wentworth Farm Conservation Area is a very popular spot for hiking, fishing, kayaking and canoeing. Gull Pond retains a scenic quality as it is visible from Old Farm Road, and is also a favorite local spot for fishing, bird watching, canoeing and ice skating in the winter. There are Environmental Justice populations identified within a one-mile radius (20-minute walking distance) of the properties.

6. How will the CPA investment in your property, facility or project be maintained over time?

The land would be added to the Wentworth Farm Conservation Area and maintained, as all town conservation land is, by Town of Amherst Conservation Department staff. In addition, there are approximately 6.5 acres of open fields on the property that have

historically been hayed, and the Town would like to maintain the agricultural use of that land by licensing local farmers through the agricultural license program administered by the Conservation Commission.

7. How the Project is prioritized by requesting Town committees or commissions?

The Conservation Commission voted the purchase of the Hall Properties as its number one priority for a LAND Grant application, and will be discussing CPA funding for the project at its upcoming meetings in December 2015. The Town of Amherst Open Space and Recreation Plan (ORSP) has prioritized the protection of the Wentworth Farm Conservation Area for its unique natural features including wet meadows with orchids, herbaceous flora, and Buttonbush pools and pond edges. In addition, the ORSP states that the Wentworth Farm Conservation Area has experienced a growth in public use and is now one of the Town's most popular conservation areas.

8. Other information regarding the Project deemed necessary for CPAC.

See attached property maps.

LAND Grant: Protection of Owens Pond & Gull Pond at the Wentworth Farm Conservation Area

Town of Amherst



Water Resources

Project Area

Hall Properties

MA DEP Wetland Areas

Marsh

Wooded Swamp

FEMA Area

100-Year Flood Zone

Aquifers

Medium Yield

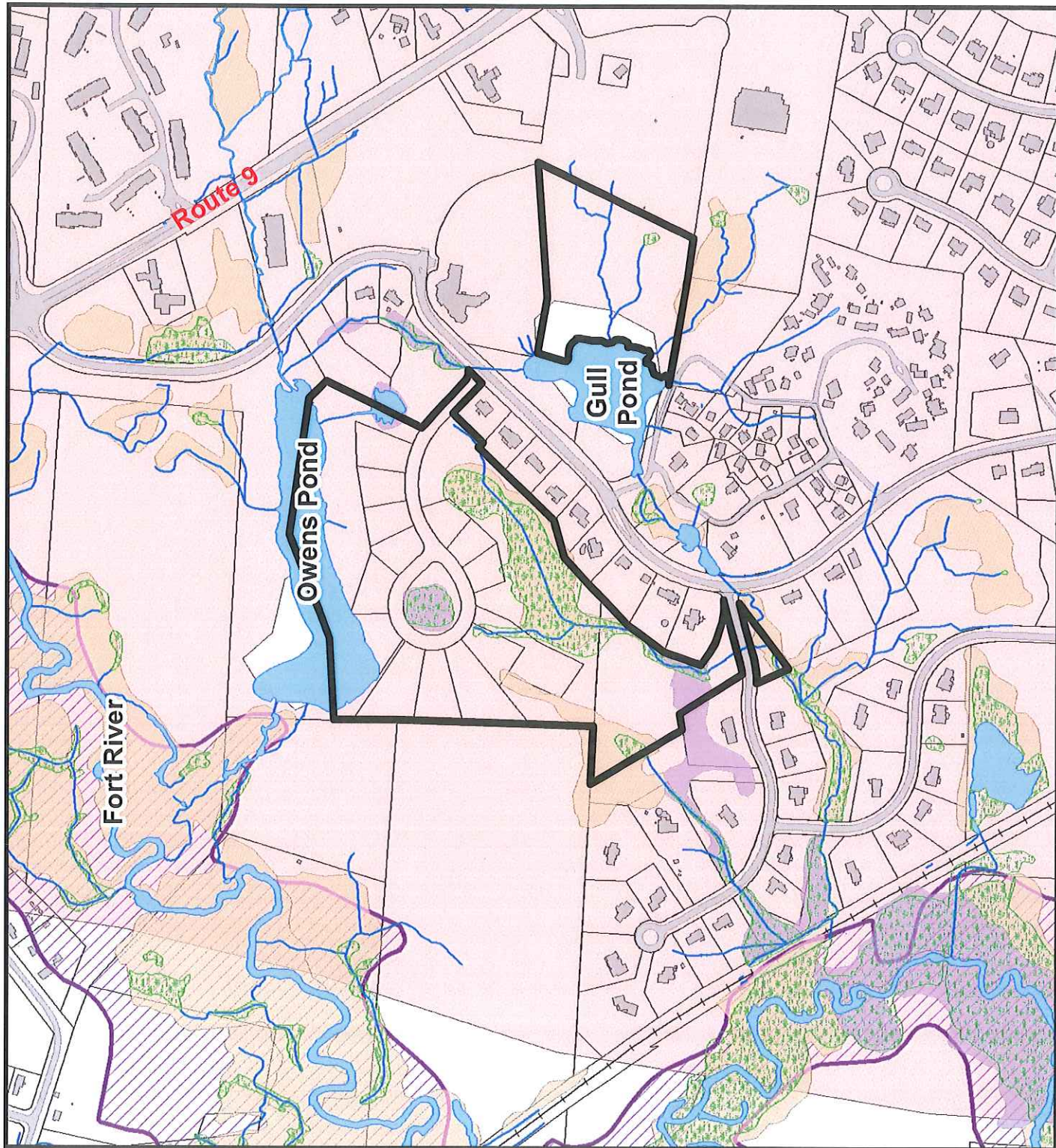


Horizontal Datum: MARS Dataplane Coordinate System,
Zone 4151, Datum NAD83, Feet
Parimetric basemap features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
Aerial Photography/Aerial, 2004.
The basemap features were compiled using a method to
match the basemap; revisions are ongoing.
Property lines are not for conveyance purposes.
The Town of Amherst and its mapping contractors assume
no legal responsibility for the information contained herein.

0 237.5 475 Feet



1 inch = 475 feet



LAND Grant: Protection of Owens Pond & Gull Pond at the Wentworth Farm Conservation Area

Town of Amherst



General Basemap

Legend

Project Area



Hall Properties

Major Trails



K.C. Trail

Local and Literary Trails



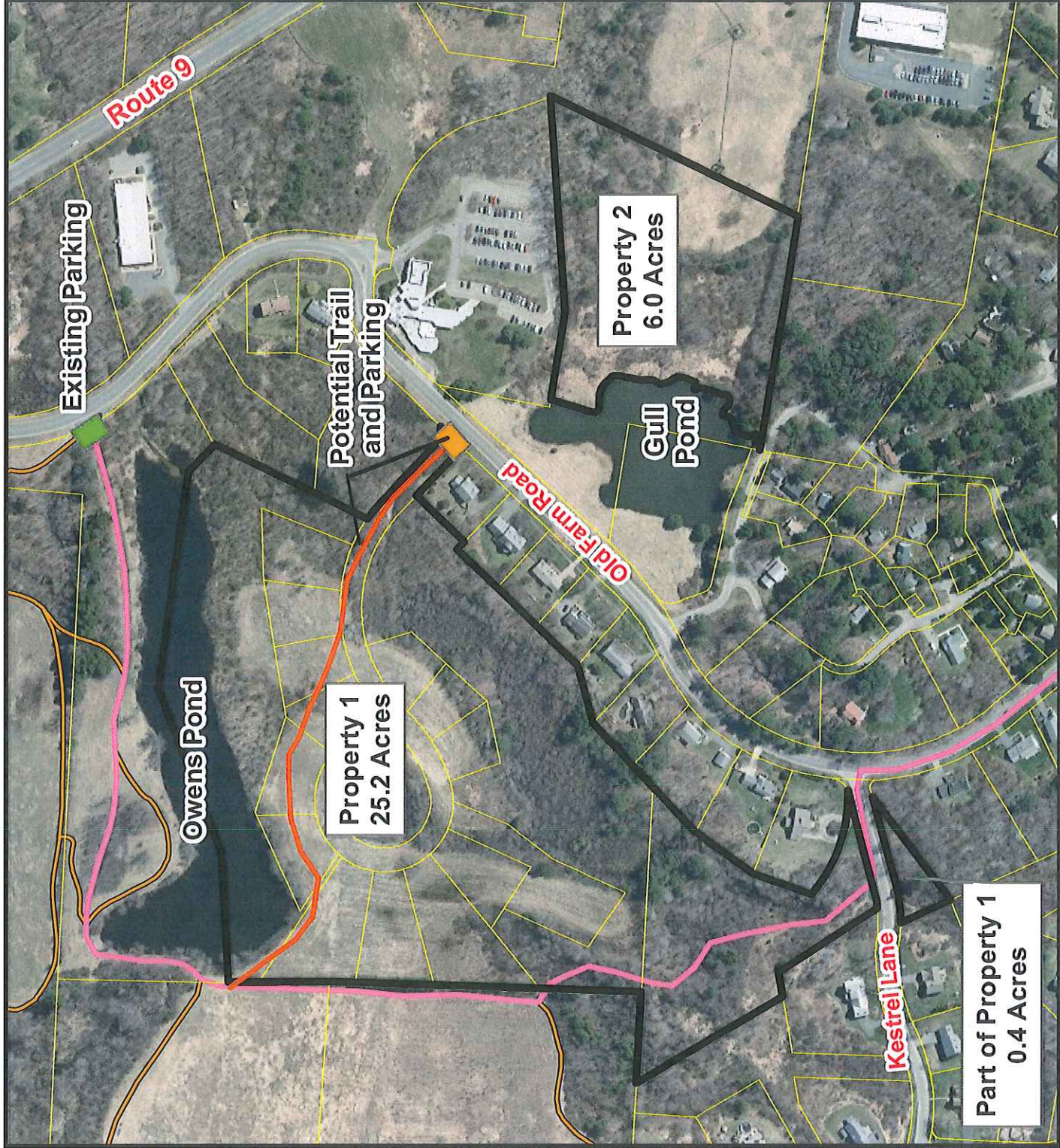
Local Trail



Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet
Planimetric basemap features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
Aerial Photography April, 2004
Map data and imagery are not for navigation purposes.
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1 inch = 300 feet



LAND Grant: Protection of Owens Pond & Gull Pond at the Wentworth Farm Conservation Area

Town of Amherst



Environmental Justice Populations

Project Area

Hall Properties

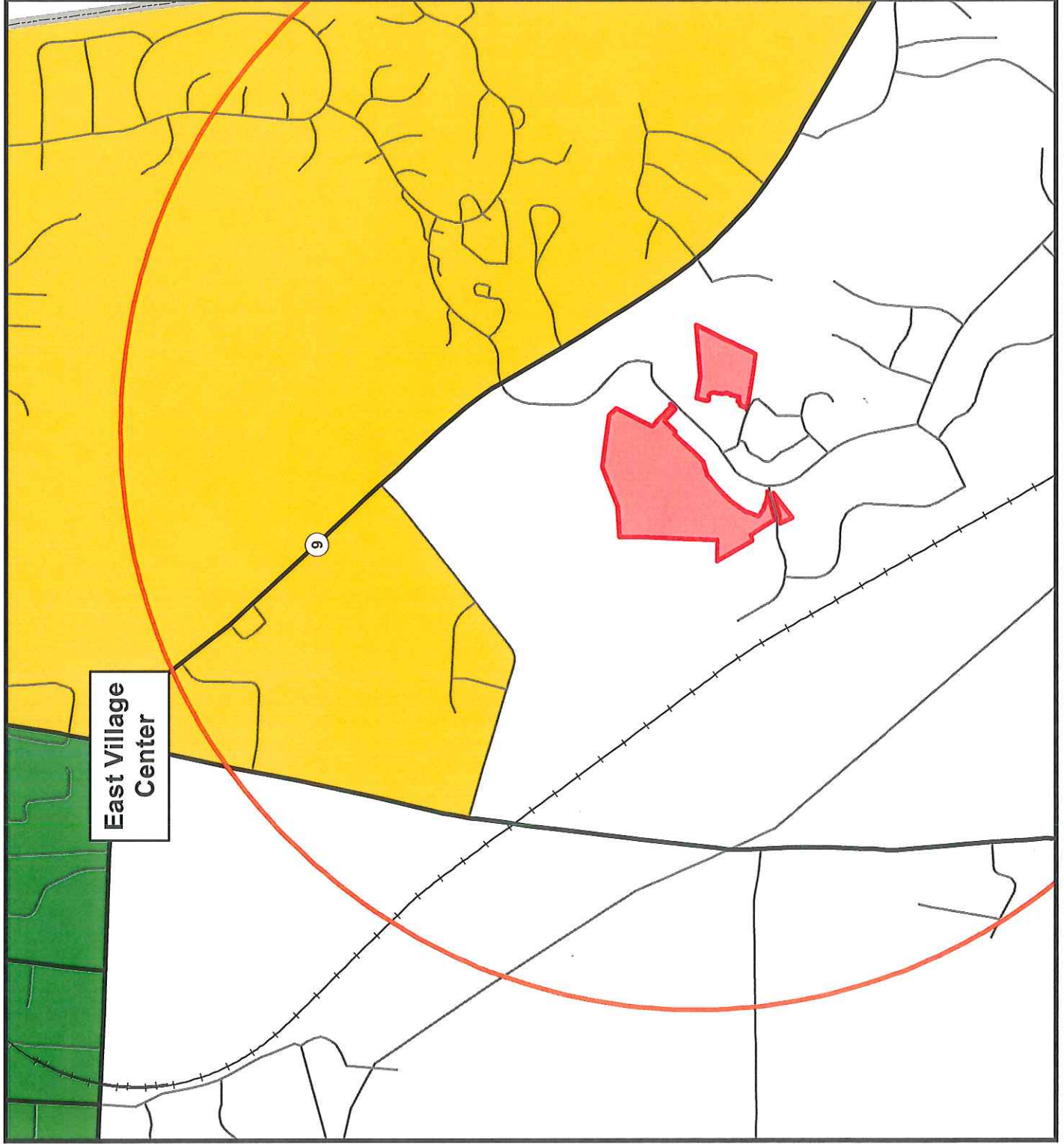
2010 EJ Populations

Minority

Income

1-Mile Buffer

20-Min Walk



Horizontal Datum: MA Stateplane Coordinate System,
Zone 18N, Datum: NAD83, Feet

Pointcloud base map features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
Aerial Photography: April, 2004.
Map data is derived from the 2010 Census. All methodology to
match the base map is ongoing. All methodology to
match the base map is ongoing.

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0 625 1,250 Feet

1 inch = 1,250 feet

LAND Grant: Protection of Owens Pond & Gull Pond at the Wentworth Farm Conservation Area

Town of Amherst



Priority Habitat

Project Area

■ Hall Properties

Priority Habitat

■ NHESP Priority & Estimated

■ Habitat for Rare Species

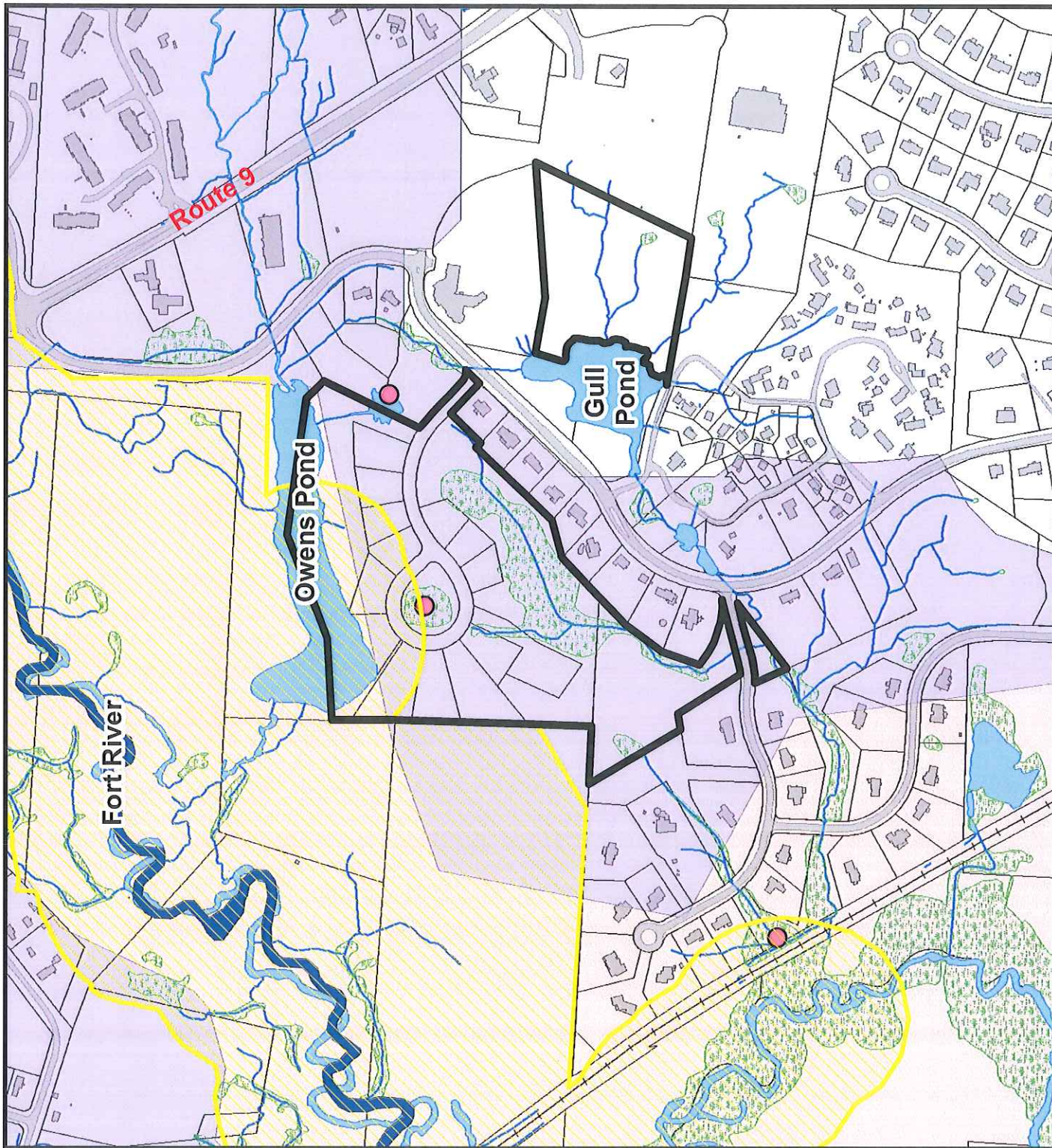
■ Living Waters Core Habitat

■ Biomap Core Habitat

■ Potential Vernal Pools

■ Living Waters Critical

■ Supporting Watersheds



Horizontal Datum: MA Stateplane, Coordinate System,
Zone 4151, Datum: NAD83, Feet
Planimetric base map features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
Aerial Photography: April, 2004.
This map was prepared by the Town of Amherst for the purpose of
matching the base map, revisions are ongoing.
Property Lines are not for conveyance purposes.
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